



CITRUS
COMMERCIAL CIRCLE

PROPERTY | PEOPLE | POTENTIAL

FOR SALE - PRE-AUCTION OPPORTUNITY

FINAL BIDS INVITED

THE JOINERS

12-14 South Street, Bacup, OL13

Commercial Building | Approx. 3,250 sq ft



BIDS INVITED OVER

£110,000

Final bids are invited before the end of September 2026. The vendor intends to progress the property to auction shortly if a sale is not agreed prior.



FORMER PUB



GROUND + FIRST
+ BASEMENT



7-8 CAR PARKING

IDENTIFY
REFURBISH
UNLOCK VALUE



Bacup

A STRONGER
TOMORROW

VALUE-ADD INVESTMENT OPPORTUNITY

Town-centre building requiring refurbishment with flexible future-use potential, subject to planning.

AT A GLANCE

An opportunity to acquire a substantial former public house in Bacup town centre. The building extends to approximately 3,250 sq ft, is arranged over ground and first floors with a well-proportioned basement, and requires refurbishment throughout.



SIZE

Approx. 3,250 sq ft

CONFIGURATION

Ground, first floor & basement

PROPERTY

Former public house

PARKING

7-8 vehicles

LOCATION

Bacup town centre

EPC

Rating D

INVESTMENT INDICATORS

PRE-AUCTION BID LEVEL

OVER £110,000

CURRENT LETTING GUIDE

£1,950 PCM

Equivalent to £23,400 per annum

ILLUSTRATIVE GROSS YIELD*

c.21.3%

CAPITAL VALUE AT £110,000

c.£33.85 / SQ FT

*Illustrative only: assumes acquisition at £110,000 and full rental income at the current letting guide. Excludes acquisition costs, refurbishment, finance, voids, incentives, management, repairs and other outgoings. No rental income or yield is guaranteed.

THE PROPERTY

The former pub provides good-sized accommodation across the ground and first floors and benefits from a well-proportioned basement. The asking level reflects the fact that the property requires refurbishment throughout. The accommodation is flexible and may suit a range of commercial or alternative uses, subject to the necessary consents.

POTENTIAL USES - STP

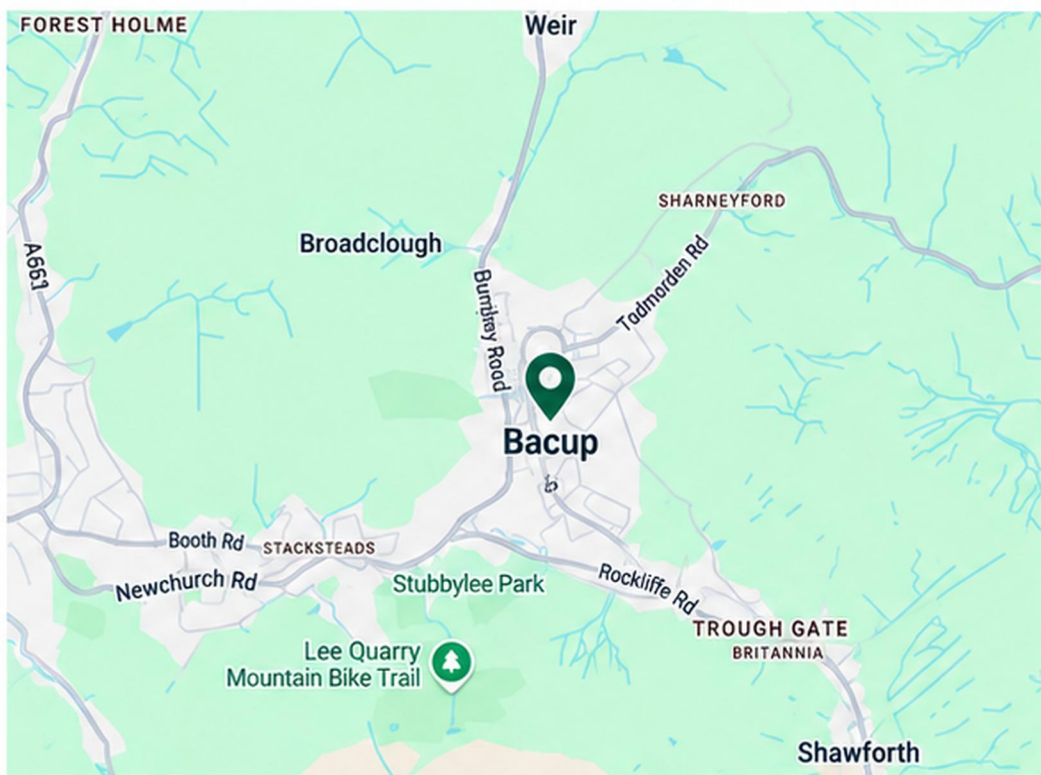
-  Food & beverage - takeaway, restaurant, bar/pub or cafe
-  Retail / trade-style occupation
-  Workshop or storage
-  Nursery / childcare
-  Community or leisure uses
-  Office conversion
-  Residential conversion / letting model

EXTERNAL / LOCATION

Parking is available for approximately 7-8 vehicles. The property occupies a convenient Bacup town-centre position and the existing particulars note excellent transport links.

**REFURBISHMENT / REPOSITIONING**

BACUP TOWN-CENTRE LOCATION



The property is located on South Street in Bacup town centre.

VIEWINGS

Viewings by arrangement only through Citrus Commercial Circle.

TENURE / TITLE

To be confirmed by the vendor's solicitors as part of purchaser due diligence.

FINAL BIDS

BIDS INVITED OVER **£110,000**

SUBMIT FINAL PRE-AUCTION BIDS BEFORE END OF SEPTEMBER 2026

The vendor intends to progress the property to auction shortly. Interested parties are therefore invited to put forward their strongest pre-auction bid before the end of September. A sale may be agreed prior to auction at the vendor's discretion.

A STRONG BID SHOULD INCLUDE

- Bid amount and purchasing entity
- Funding position / proof of funds where available
- Solicitor details
- Proposed exchange and completion timescale

CONTACT CITRUS COMMERCIAL CIRCLE

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IMPORTANT NOTICE: Citrus Commercial Circle for themselves and for the vendors or lessors of this property give notice that these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. Intending purchasers must satisfy themselves as to the correctness of each statement and no person in the employment of Citrus Commercial Circle has authority to make or give any representation or warranty in relation to the property. All bids are subject to contract. The vendor is not obliged to accept the highest or any bid and may proceed to auction.